

STAFF COMMENTS: 05/12/09

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

ITEM 1. :: Action Item : Recommendation:: This is an automatic annual review on a use within the A-10 zone under a grandfather clause, whereas the cinder pit was in existence since the zoning ordinance was adopted in 1972. The applicant has purchased the pit (22 acres) and they are operating an aggregate processing plant or a crushing operation on site (County Code 10-18-2 Permit Required (amended 2008). Previously, their site plan showed the location of roads, stock piles, equipment and overhead power lines. If there is to be any employees on site, the applicant needs to provide sanitary facilities. The applicant will be invited to attend the meeting for an update on progress. (see site plan, zoning map and minutes included herein)

ITEM 2. ::Action Item : Recommendation:: This is the 2nd extension on the event sponsored by the Blue Duck Racing Association. This is a ½ marathorn (13.1 miles), and 5k (3.2 miles), with approximately 300 attendees listed under the special event coverage as reported previously. The applicant has advised staff that the run will begin at a location near Veyo, running through Gunlock and beyond the gravel pit, reservoir and through the Shivwits Indian Reservation and on to Unity Park in Ivins. The applicant has met with the County Sheriff's Department and will provide a copy of their agreement of service during this event. The Shivwits Indian representative previously granted approval for crossing the reservation. The applicant has updated the liability insurance policy listing Washington County as a beneficiary, and will provide the same amount of rest stops and porta-potties. Communications and emergency access should be addressed. These types of events are conditionally approved. The applicant will be present to review last years event and answer any questions the commission might have. (See routing map, documentation and minutes enclosed)

ITEM 3. ::Action Item : Recommendation:: Once again, the event is sponsored by the Blue Duck Racing Association. This is an automatic annual review of a 5 and 10 K Run along Pine Valley Main Street and into the Pine Valley Ranchos Subdivision. These types of events are reviewed conditionally at a public meeting to ensure that citizens have the opportunity to comment on the application (County Code 10-18-2 (amended 2008). As reviewed previously, the staging area will be at the Branding Iron and the Pine Valley Lodge beginning at 5 a.m. The participants will taken by Vans to the starting line at 6:30 a.m. and the run begins at 7:30 am. Awards will be given out at 9:15 a.m. and clean-up begins at 9:30 a..m. The applicant has been instructed to obtain updated letters from the County Sheriff's Department noting their commitment to serve during this event. Previously, Pine Valley committee indicated approval based on the County review and approval. The applicant has a liability insurance policy in place, listing Washington County as a beneficiary and not more than 400 in attendance. There are portable restrooms and aid station placed along the route. They are working on a solution to emergency response with Enterprise as the provider. The applicant will be invited to attend the meeting. (See routing map and minutes)

ITEM 4. ::Action Item : Recommendation:: Staff has not been able to contact the applicant,

whereas, this is an automatic annual review. If I recall correctly, the applicant was not able to get approval from SWUPHD on the existing septic tank for this extended use to their residence and they did not want the expense of a new larger tank. If that is the case, this item should be withdrawn from the agenda. As previously noted, the applicant proposed to operate a beauty salon from her home in Dammeron Valley. The definition of a Home Occupation (*County Code 10-4-1*) was reviewed by the commission. The building official was supposed make an inspection of the requested change in the home from the Den to the Salon, which showed restroom accessibility. The applicant will be invited to attend the meeting. (See lot location and minutes attached)

ITEM 5. :: Action Item : Recommendation:: This is automatic annual review and a permit has not been issued as yet. The building official advised of the plan review having been started and the permit may be issued this next week. Some of the commissioners may recall that the Fire Station for the SWSSD was located within an existing water company building. These types of uses are conditionally approved within the RE-40.0 zone (County Code 10-8D-3). As previously reviewed, the fire district is needing to expand, so they are proposing to build a structure southwest of the existing location on a platted parcel provided for community use, Track D in Diamond Valley Acres. Letters stating feasibility have been submitted from the Southwest Utah Public Health Department on the septic system and culinary water is provided by the Diamond Valley Water Company. The applicant will be invited to attend the meeting. (See site plan and minutes attached)

ITEM 6. ::Action Item : Recommendation:: This is automatic annual review on construction of a 38' x 60' pavilion for family reunions to be held during the summer months. Permit inspection reports showed that a foundation wall inspection was made on June 27, 2008. As previously reviewed, their culinary water is provided by the Terrace Drive Mutual Water Company. They are building restrooms and a kitchen facility within the proposed pavilion. Private recreation facilities are conditionally approved within the SFR-1 (Seasonal Forest Residential 1 acre) zone (County Code 10-8B-4). The applicant will be invited to attend the meeting to update the commission on their progress. (See site plan/vicinity map attached and minutes included herein)

ITEM 7. ::Action Item : Recommendation:: The commission will recall that a public hearing was held on March 10, 2009, which was referenced by State Code, whereas, notice of hearing to consider approval of a subdivision plat was sent by mail to property owners in this subdivision and within a proximity to the property as defined by local ordinance three days before the hearing (17-27a-207(1)). **This item was tabled at the previous meeting to allow applicant time to generate notations on the plat regarding fire protection and alternative waste disposal systems and a letter from the WCWCD authorizing an alternative system. Issues from the Public Works review have been addressed if additional notes on the plat include the square footage of home would limited to 3,600, with the fire flows that are available.** As previously reviewed, the applicant has submitted an amended plat, showing septic test pit and results on the plat and previous notations requested, Al Truman Subdivision Amended, to create an additional lot 7B and adjust the south lot line on lot 4, by adding the width of a 25' staff road and expanding the size of lot 7B to meet the requirement of the Zoning Ordinance 13,500 square feet. The rest of the subdivision is to remain the same as shown of the original recorded plat. As previously reviewed, the applicant has submitted will serve letters on

power, phone, and water, plus a letter of septic feasibility from the Southwest Utah Public Health Department. **Staff advises that this plat cannot officially be approved until the subdivision ordinance amendment on sewer system proposals is effective, which will delete the provision on alternative systems approved only in developments prior to December 9, 1997. The County Commission should approve the subdivision ordinance amendment on the 19th of May, with the ordinance becoming effective 15 days later. The applicant was informed that he could present the plat amendment at the regularly scheduled meeting on June 9th. The applicant wanted this item heard on the 14th of May, asking the planning commission to recommend approval on a “subject to” basis. (See copy of amended plat, documentation and minutes attached)**

ITEM 8. ::Hearing : No Action:: The commission will need to open for a public hearing as referenced by State Code, whereas, notice of hearing to consider approval of a subdivision plat was sent by mail to property owners in this subdivision and within a proximity to the property as defined by local ordinance three days before the hearing (17-27a-207(1). (See notice and map attached) ***This Item is in conjunction with Item 9 below***

ITEM 9. ::Action Item : Recommendation:: The applicant has submitted an amended plat and public notice was given that the Washington County Land Use Authority will hold a hearing on a subdivision plat, Grassy Meadows Sky Ranch II Subdivision 3rd Amended, to consolidate lots 29, 30 and 31 from the original plat into one lot to be hereafter know as lot 30 and abandon any and all easements. The rest of the subdivision is to remain the same as shown of the original recorded plat. (See copy of amended plat and documentation attached)

ITEM 10. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Subdivision Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. ***This item is in conjunction with the item below.***

ITEM 11. ::Review : No Action : Recommendation for Ad:: This ordinance amendment is a combined effort between the County and all agencies (ACSSD, WCWCD, DEQ and SWUPHD). As previously reviewed, this section of Chapter 5 of the Subdivision Ordinance needs to be revised, whereas, the County Commission approved a resolution on July 15, 2008 to expand Ash Creek Special Service District (ACSSD) boundaries. On January 20, 2009. the Washington County Water Conservancy District (WCWCD) was approved as the service provider for the west end of the County, and those agreements were finalized on April 21, 2009. The agencies have been meeting together since March 12, 2009, to define the process standards used and the responsibilities. (See copy of proposed ordinance included herein)

ITEM 12. ::Review : Critique:: The students from Dixie High School Ag Issues Group will be giving a 30 to 45 minute presentation on the Lake Powell Pipeline. This should be educational and allow the students the opportunity to report to a body politic. **(FYI: Copy of web site address for Lake Power Pipeline publication)**

ITEM 13. ::Education : No Action :: If time permits, the commission will review the 2009 Legislative Updates. The summary presentation is one that was put together for the UCIP. If you were able to review these on the Utah League of Cities and Towns web page, you should be

familiar with these updates. (FYI: Search - type in **Utah League of Cities and Towns** - on right side of web page is 2009 Legislative Session Links and below that is **2009 Legislative Bill Summary** (UCIP presentation available at the meeting)

ITEM 14. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting two (2) Conditional Use Permit Extension. (Minutes attached)

ITEM 15. ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

ITEM 16. Action taken on Planning Items by the Washington County Commission on May 5, 2009, beginning at 4:00 p.m. NO ACTION TAKEN.

ITEM 17. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**